



North Old Town Harris Teeter

May 5, 2011

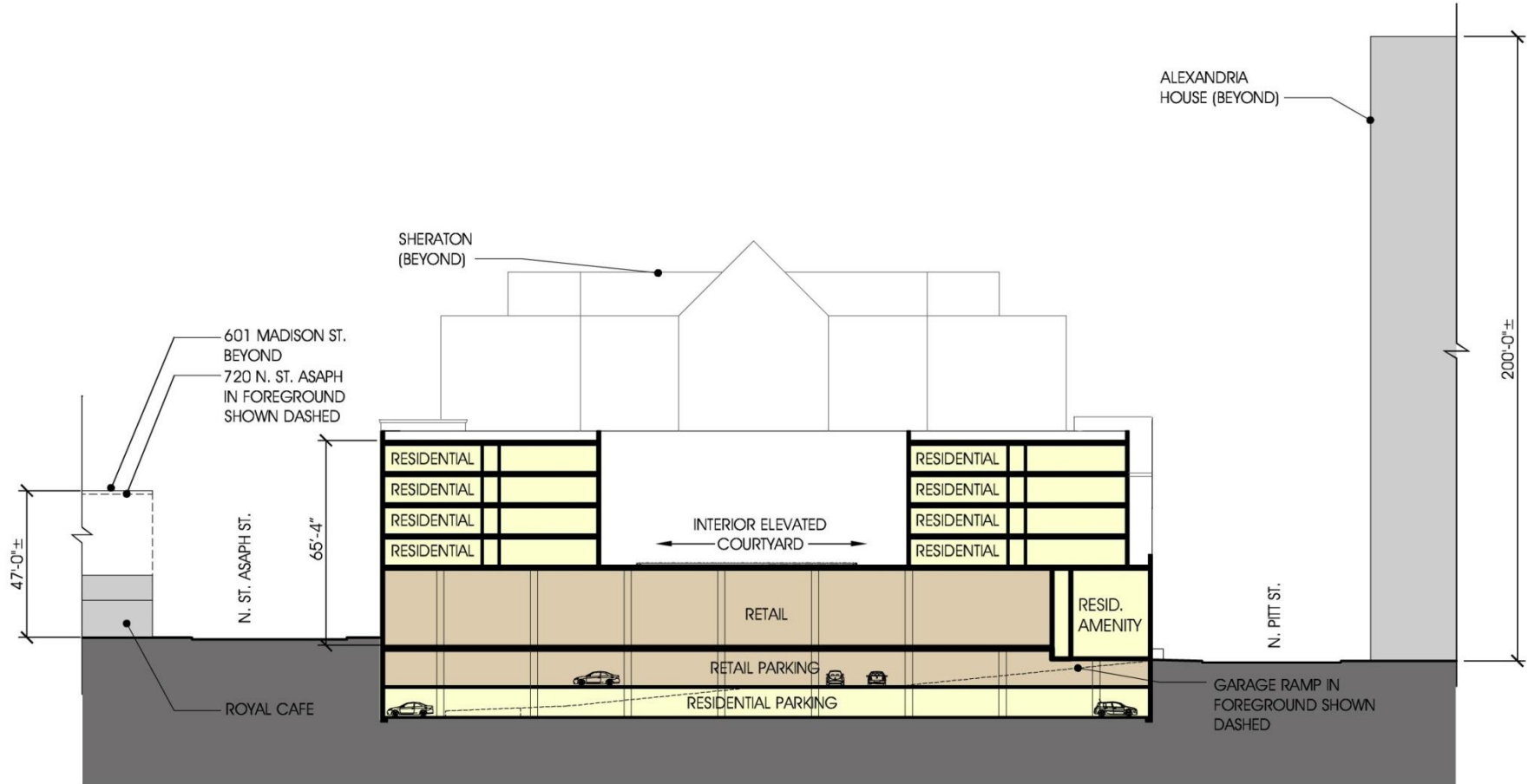
AERIAL VIEW OF SUBJECT PARCELS



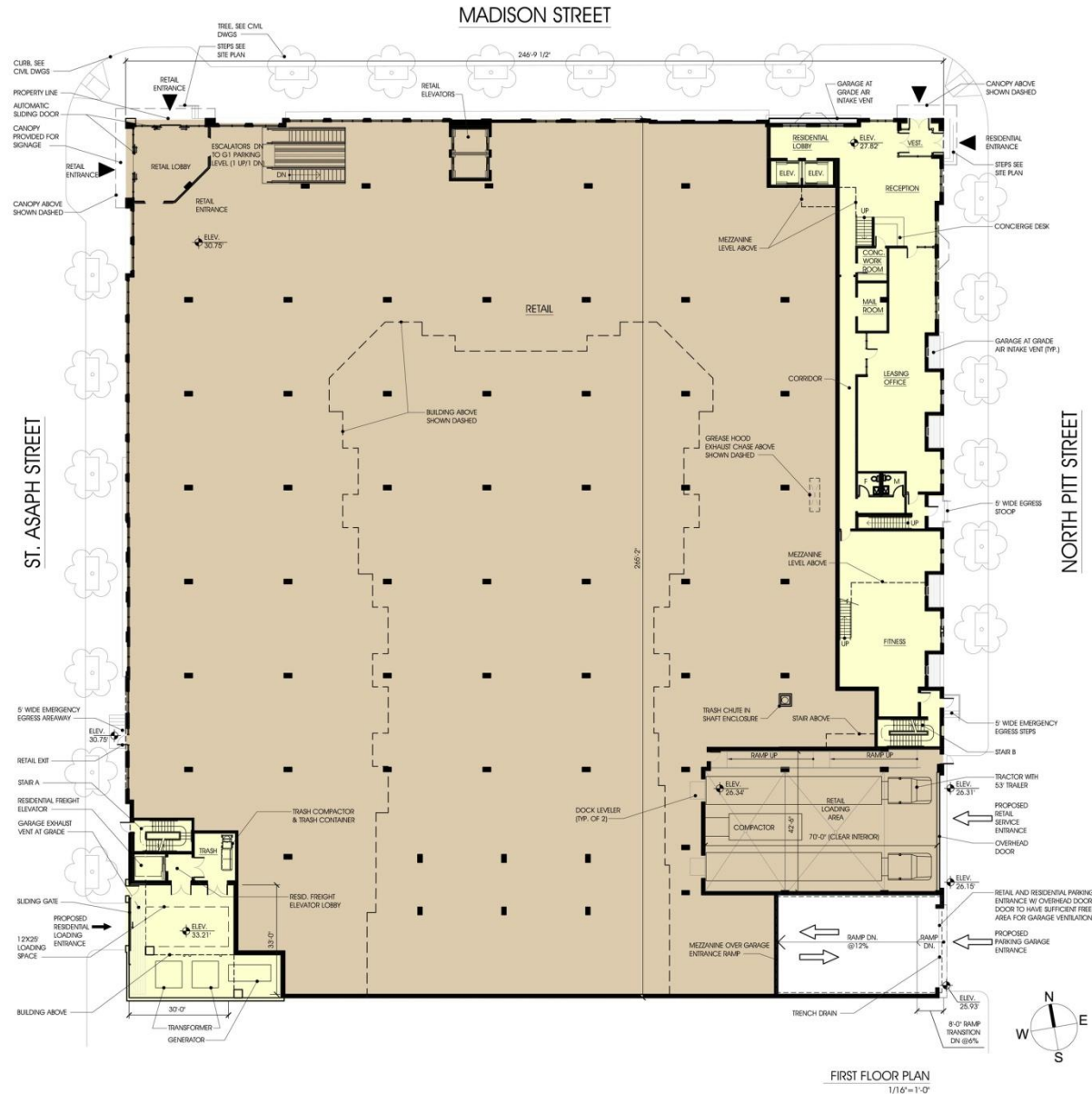
ILLUSTRATED SITE PLAN



BUILDING CROSS SECTION



HARRIS TEETER FLOOR PLAN



N. ST. ASAPH STREET ELEVATION



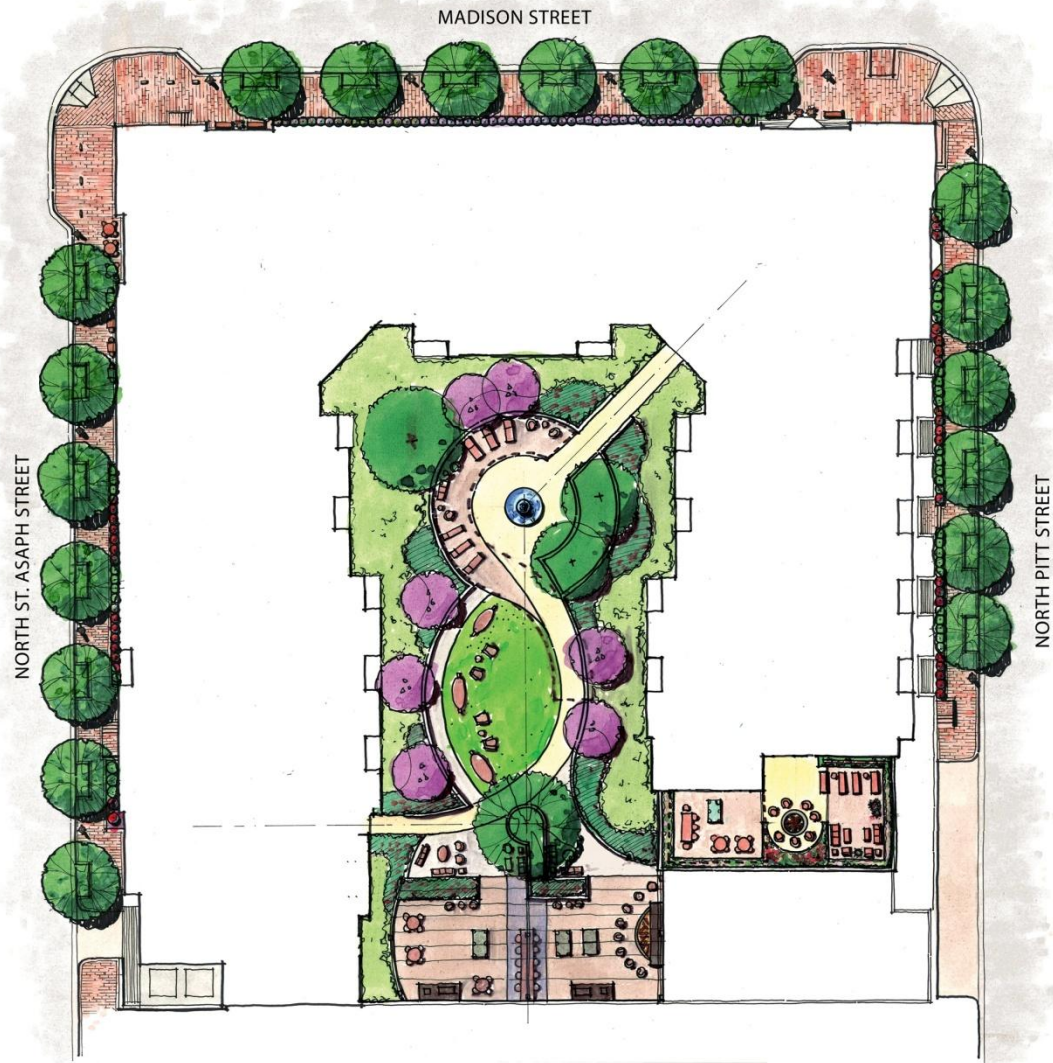
MADISON STREET ELEVATION



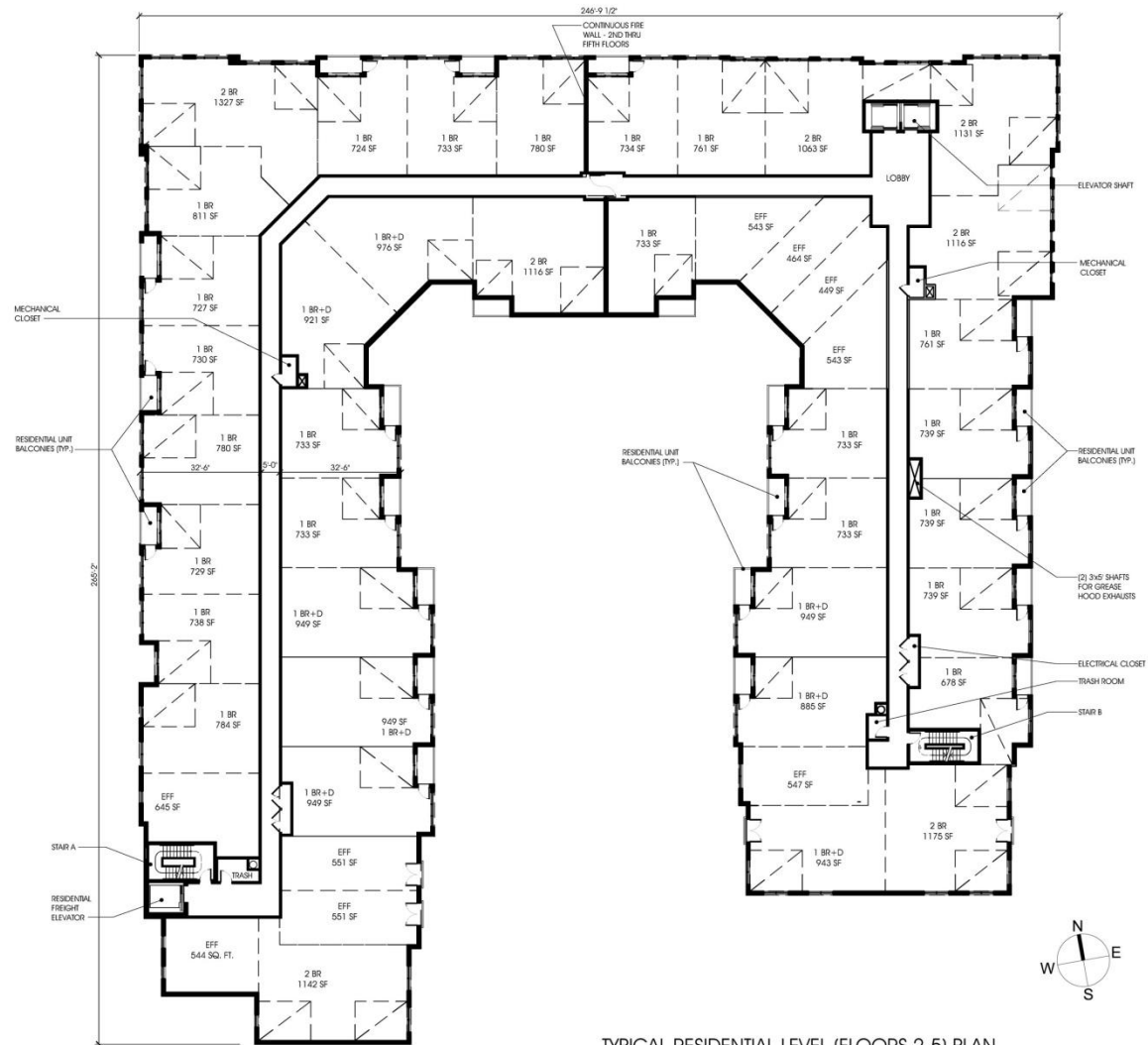
N. PITT STREET ELEVATION



LANDSCAPE PLAN



RESIDENTIAL FLOOR PLAN



TYPICAL RESIDENTIAL LEVEL (FLOORS 2-5) PLAN

HARRIS TEETER ENTRANCE



PROJECT BENEFITS

Significant Source of New Tax Revenue

- Over \$1 million in new revenue to the City after deducting for the costs of services
- 25% generated by the residential units, 75% generated by the grocery store
- None of the net new tax revenue is needed to support the project

Approximately 150 new jobs

Alexandria Customers

- Majority of Customers live within 1 mile of store
- Estimated that 20% of Customers will walk to the store
- Estimated that 25% of traffic trips are pass-by trips
- Will provide a much needed pharmacy

Improvements to Montgomery Park

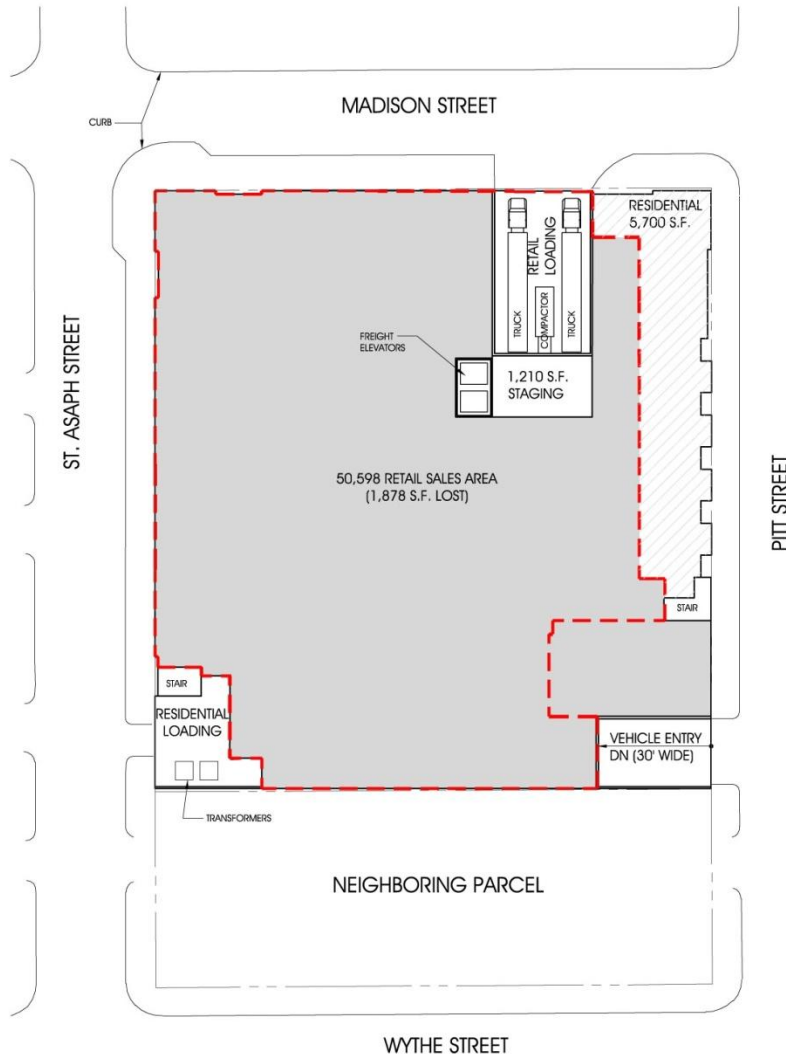
PROJECT IMPACTS

Retail Loading

Traffic

Parking

RETAIL LOADING OPTION 1



RETAIL LOADING ON MADISON ST. ADJACENT TO RESIDENTIAL LOBBY

IMPACTS TO SITE:

PARKING SPACES LOST

- 3 RETAIL
- 3 RESIDENTIAL

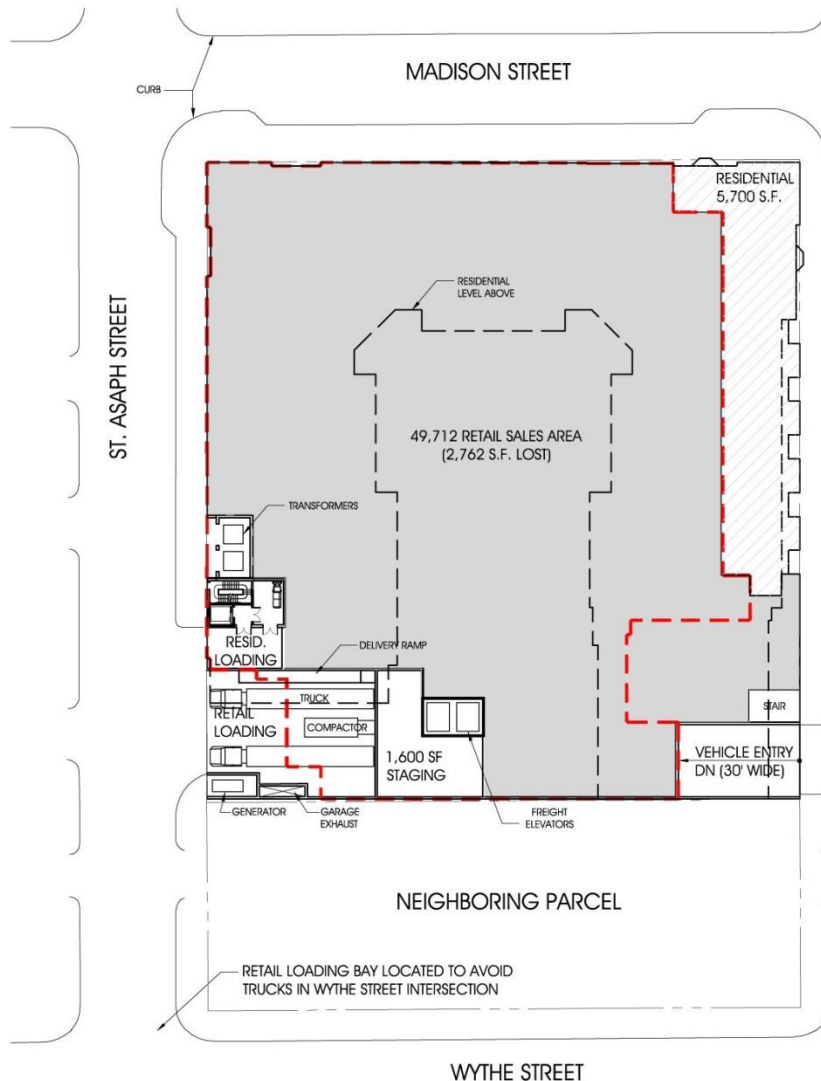
AREAS IMPACTED

- 1,878 SF RETAIL AT GROUND LEVEL LOST
- BUILDING HEIGHT WOULD INCREASE BY 2'-3' TO ACCOMMODATE COMPACTER REMOVAL

KEY :

- RED DASHED LINE INDICATES ORIGINAL RETAIL SALES AREA
- SHADED AREA INDICATES RETAIL SALES AREA OF OPTION
- ▨ HATCHED AREA INDICATES RESIDENTIAL COMPONENT

RETAIL LOADING OPTION 2



RETAIL LOADING ON ST. ASAPH ST.

IMPACTS TO SITE:

PARKING SPACES LOST

- 5 RETAIL
- 3 RESIDENTIAL
- 6 SPACES CHANGED FROM STANDARD SIZE TO COMPACT

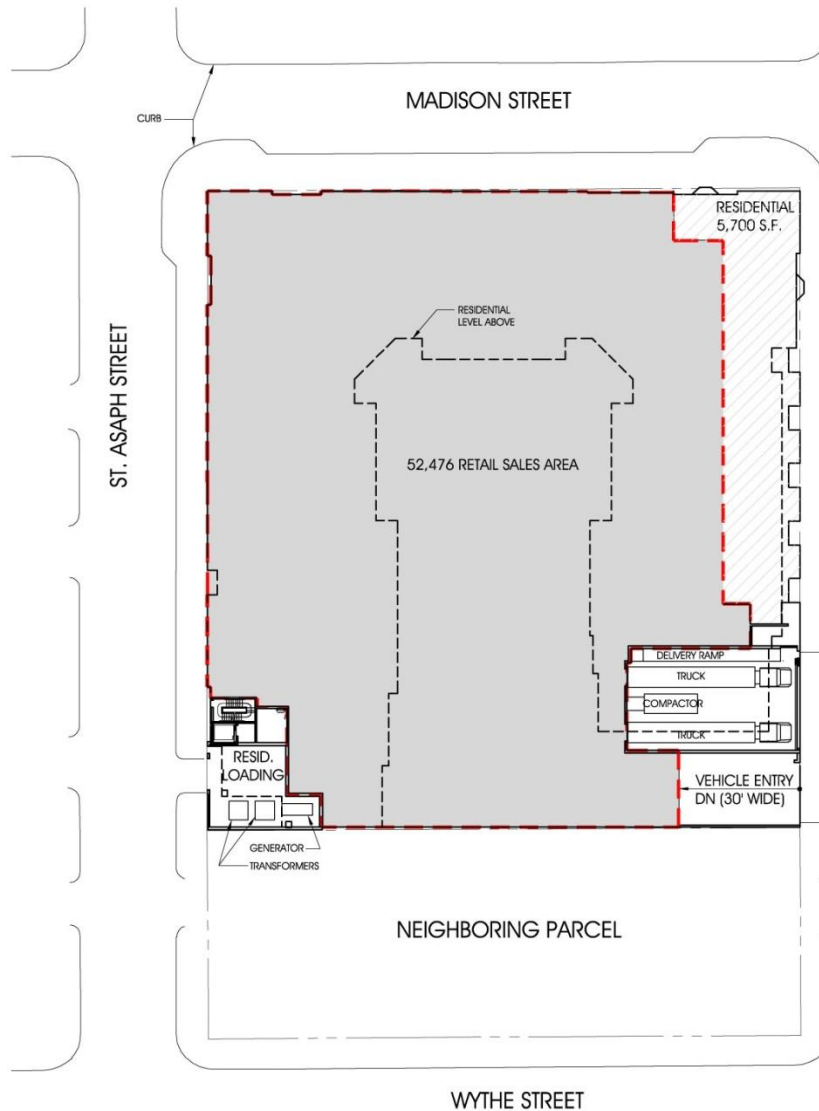
AREAS IMPACTED

- 2,700 SF RETAIL AT GROUND LEVEL LOST
- 260 SF TOTAL LOST AT RESIDENTIAL LEVELS ABOVE
- RETAIL BACK OF HOUSE AREA FRONTS PITT STREET
- RETAIL MECHANICAL AREA MOVED FROM PITT STREET TO ST. ASAPH STREET

KEY :

- RED DASHED LINE INDICATES ORIGINAL RETAIL SALES AREA
- SHADED AREA INDICATES RETAIL SALES AREA OF OPTION
- ▨ HATCHED AREA INDICATES RESIDENTIAL COMPONENT
- RED DASH-DOTTED LINE INDICATES ORIGINAL RESIDENTIAL COMPONENT AREA

RETAIL LOADING OPTION 3



RETAIL LOADING ON PITT STREET

IMPACTS TO SITE:

PARKING SPACES LOST

- 0 RETAIL
- 0 RESIDENTIAL

AREAS IMPACTED

- NO RETAIL STAGING AREA REQUIRED
- NO RETAIL AREA LOST

KEY :

- RED DASHED LINE INDICATES ORIGINAL RETAIL SALES AREA
- SHADED AREA INDICATES RETAIL SALES AREA OF OPTION
- ▨ HATCHED AREA INDICATES RESIDENTIAL COMPONENT

Loading Dock Operations

20 Trucks per day

- Approximately 90% of deliveries will be made before 1 pm
- Majority of deliveries will be made by 40 foot or less trucks

Hours of operation

- Monday – Friday, 7:00 am to 10:00 pm
- Weekends, 8:00 am to 7:00 pm
- Trash Compactor Pickups Monday – Friday, 10:00 am to 4:00 pm

Dock staffed by Harris Teeter staff during loading hours

Additional staff to direct traffic for first few months

Camera mounted on building to monitor truck movements 24 hours a day

TRAFFIC

All Intersections Operate At Acceptable Levels Of Service

Level A less than 10 second wait; Level B @ 10 second wait;
Level C @ 20 second wait; Level D @ 30 second wait



PARKING

- 1 space per unit minimum ratio – 175 spaces proposed
- 150 retail parking spaces for the grocery customers
- 35 additional spaces available at the Sheraton for employees
- 27 additional spaces available at the Sheraton for residential visitors

20

